

A photograph of a paved road that curves to the right, set against a backdrop of a dense forest. The road is light gray and shows some wear. The surrounding area is covered in green grass and shrubs, with many trees visible in the background. The text is overlaid in white, sans-serif font.

Roanoke County Private Roads

Planning Commission Work Session

August 17, 2010

Overview

Since the June 15th Work Session

- Completed Draft 5 based on May and June Work Sessions
 - Met with the RRHBA Subcommittee
 - Discussed with General Services
 - Solicited Community Development Staff comments
- Completed Draft 6
- Mailed Private Road Survey

Today

- Review Private Road Survey results
- Decide on grade variation provision

Private Road Survey Results

- 339 surveys mailed to owners and renters
- Opened July 19th
- Closed August 16th



ROANOKE COUNTY PRIVATE ROAD SURVEY

Roanoke County is working on amending our existing private road standards. Since you live on a private road, staff would appreciate your help to identify current private road successes and issues.

The survey will be closed on **Friday, August 13th, 2010**. Please fill out this paper survey and **return via U.S. Mail** (see address on back side) or complete the survey **online** at www.roanokecountyva.gov/PRS.

1. Which neighborhood do you live in? (circle one)

Beech Cove	Brookfield Place	Mason's Crest
Preserve at Two Ford	Stonehenge	Village at Stone Creek
Village at Tinker Creek		

2. What do you enjoy about living on a private road? (circle all that apply)

Little traffic	Quiet	Narrower road / not as much asphalt	Guest parking spaces
Winding	Steep grade	Cul-de-sac / not a through street	Unique design
Walking/running on the road	Quality road construction / holding up well	Homeowner Association responsibility	Good stormwater drainage
County trash pickup	Private trash pickup	County school bus service	Lack of County school bus service
VDOT snow removal			

Other (please specify):

3. What do you dislike about living on a private road? (circle all that apply)

Heavy traffic	Noisy	Narrower road / not as much asphalt	Not enough guest parking spaces
Winding	Steep grade	Cul-de-sac / not a through street	Unique design
Walking/running on the road	Road maintenance	Homeowner Association responsibility	Stormwater drainage issues
County trash pickup	Private trash pickup	County school bus service	Lack of County school bus service
Private snow removal	Non-resident traffic		

Other (please specify):

(Over)

Private Road Survey Results

Surveyed Private Road Neighborhoods

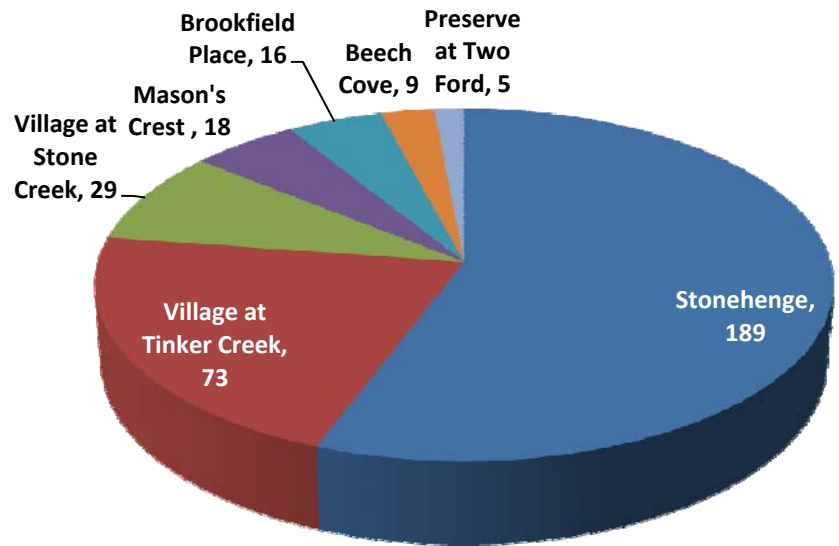
Cluster Residential Subdivisions

1. Village at Tinker Creek
2. Brookfield Place
3. Preserve at Two Ford

Planned Residential Developments (PRDs)

4. Village at Stone Creek (at Wolf Creek)
5. Beech Cove (at Wolf Creek)
6. Mason's Crest
7. Stonehenge (1970s Planned Development, pre-PRD)

Surveys Mailed by Neighborhood



Private Road Survey Results

Village at Tinker Creek



Brookfield Place



Private Road Survey Results

Preserve at Two Ford



Private Road Survey Results

Village at Stone Creek at Wolf Creek



Beech Cove at Wolf Creek



Private Road Survey Results

Mason's Crest



Stonehenge



Private Road Survey Results

339 surveys mailed out
- 20 bounced back

319 surveys distributed

51 surveys mailed back
+ 20 completed online

71 surveys collected

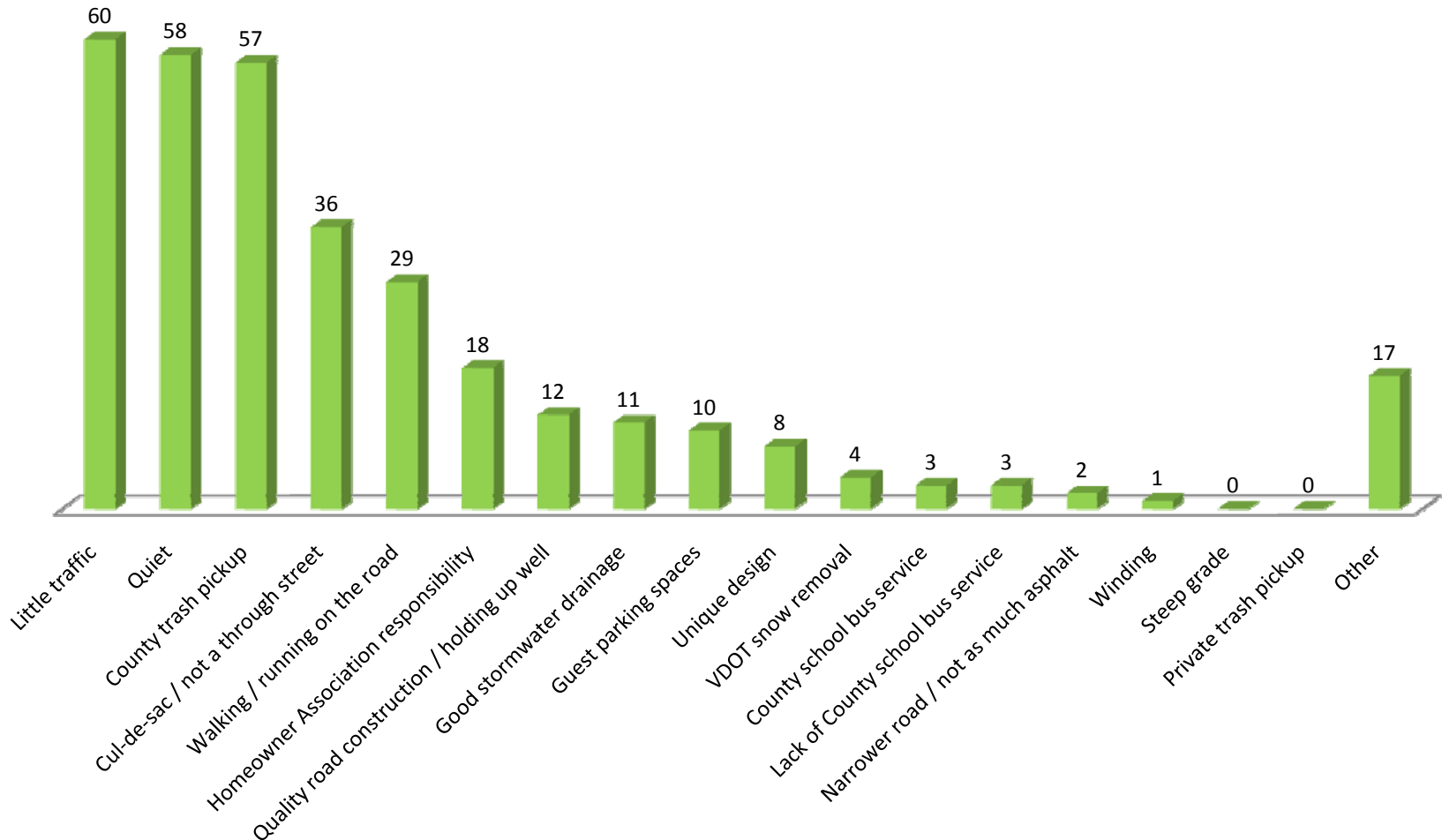
22.3% response rate

Private Road Survey Results

Neighborhood	Surveys Mailed		Surveys Received			
	Number	% of Surveys Mailed	Number	% of Surveys Mailed by Neighborhood	% of Surveys Mailed	% of Surveys Returned
Stonehenge	1 189	56%	2 24	13%	7%	2 34%
Village at Tinker Creek	2 73	22%	1 25	3 34%	7%	1 35%
Village at Stone Creek	29	9%	7	24%	0%	10%
Mason's Cove	18	5%	4	22%	1%	6%
Brookfield Place	16	5%	6	2 38%	2%	8%
Beech Cove	9	3%	2	22%	1%	3%
Preserve at Two Ford	5	1%	3	1 60%	1%	4%
	339	100%	71			100%

Private Road Survey Results

What do you enjoy about living on a private road?



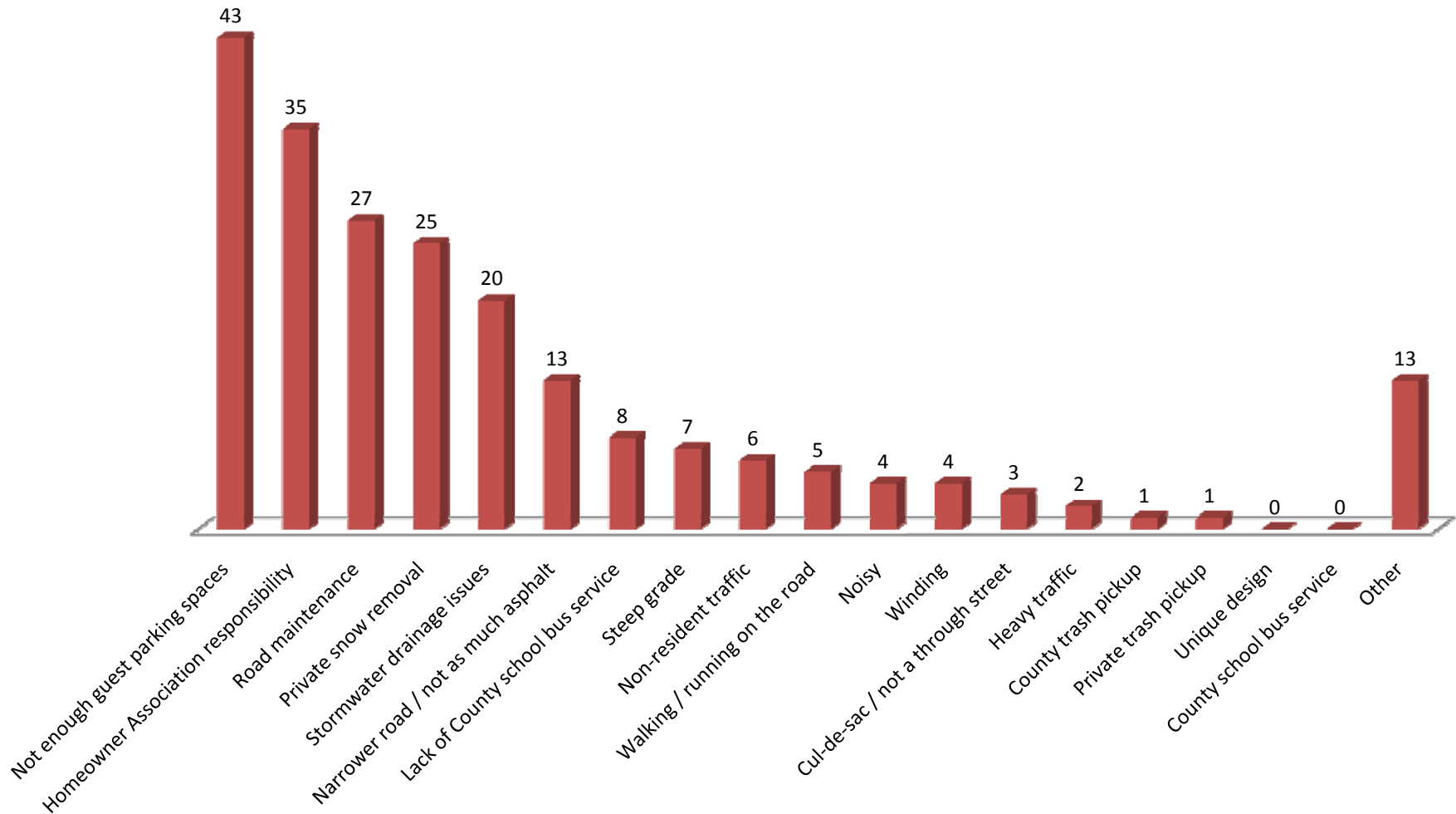
Private Road Survey Results

What do you enjoy about living on a private road? Other Comments:

1. Private snow removal far superior to VDOT (Village at Stone Creek)
 2. With this past winter and paying for snow removal we were out quickly when places like Penn Forest were not. (Mason's Crest)
 3. Good snow removal (Stonehenge)
 4. Safer for pets (Stonehenge)
 5. I've been told by visitors many times how beautifully Stonehenge is landscaped (flowers, etc.) I agree. (Stonehenge)
 6. Not having the County mandate and control (Stonehenge)
-
7. Nothing. If I had known that the roads were private, I would not have bought the house. (Village at Stone Creek)
 8. No choice (Stonehenge)
 9. No guest parking spaces (Brookfield Place)
 10. Private snow removal. School bus pickup/service need to be accommodated by parents – i.e. central location such as pool parking lot. (Stonehenge)
 11. Private snow removal (Stonehenge)
 12. I would like snow removal (Village at Tinker Creek)
 13. We don't have VDOT snow removal (Village at Tinker Creek)
 14. We don't have VDOT (snow removal) we have homeowners' association snow removal. I'd rather we did (have VDOT snow removal). (Stonehenge)
 15. Don't have County school bus service, VDOT (doesn't) do snow removal (Village at Tinker Creek)
 16. I hate our road/people speed up it using the middle! (Stonehenge)
 17. (County trash pickup) however, the trash truck cannot come into our circle. It has to back into the street and some elderly folks are required to take the cans to the end of the street. (Village at Stone Creek)

Private Road Survey Results

What do you dislike about living on a private road?



Private Road Survey Results

What do you dislike about living on a private road? Other Comments:

1. Nothing – I am completely satisfied (Stonehenge)
2. Roads never finished with asphalt 2nd coat. Manholes stick up and trenches not filled. (Village at Tinker Creek)
3. At this point Developer has not put top coat of asphalt – results are poor at best! (Village at Tinker Creek)
4. Expense of upkeep (Village at Stone Creek)
5. It's the responsibility of we the home owners to pay additionally for asphalt sealing. I do not feel this should be an extra cost to us. (Stonehenge)
6. Uncertainty of how well our contractor built the roads. No snow removal by VDOT. (Village at Stone Creek)
7. We were disappointed the second exit/entrance was closed by the latest developer, as we feel this is a necessary safety feature especially in view of planned number of houses – approximately 160. (Village at Tinker Creek)
8. Need County school bus service, don't have school bus service (Village at Tinker Creek)
9. Dog walkers – walk in the middle of the road, often 2-6 people (Stonehenge)
10. Non-resident people think it's a good place to turn around. Too narrow/hard to see around curves, school buses, large trucks block lanes. Yes people do (walk and run) on the road. (Stonehenge)
11. (Due to the cul-de-sac/not a through street) Neighbors trespass through yard to get to the other street; (Private snow removal) threats to charge after so many snows; (Not enough guest parking spaces) have none as promised; (Walking/running on road) should use sidewalks (Village at Tinker Creek)
12. Sales persons calling on us – using our private road (Preserve at Two Ford)
13. Trash cans placed near a field. Can hard to retrieve when knocked over into field after picked up by garbage truck. Also, ticks could be in field. Inconvenient to take cans to end of road. (Brookfield Place)

Private Road Survey Results

Please offer any additional comments about private roads:

Village at Tinker Creek

1. Very little trash or clutter. Pride in ownership in our neighborhood.
2. Now that we've found a way for the county trash removal trucks to fit onto our cul de sac, there is no negative! We love things JUST THE WAY THEY ARE. Thanks for asking through this survey.
3. Cul-de-sac – just a place people send their children to play in road not in front of their houses – dangerous coming out of garages – small children almost hit 3 times.
4. We have lived in the Village at Tinker Creek for over 5 years and do not have any representation on the HOA board from the property owners who have any voting rights. In my opinion, the HOA is not operating properly according to state laws, and problems with the roads in the community are not being addressed correctly. I think the HOA should be dissolved and the roads be taken over by the county and brought up to proper standards.
5. At the Village at Tinker Creek, the HOA is solely run by the developer. There is no resident participation or voting rights. Only the developer makes decision on the roads, which after approximately eight years, have not been completely finished. Drainage and repair issues persist.
6. THIRD Builder/Developer, all 3 very incompetent. Never do what they said. After 7 years some roads still don't have final topping on roads. Manholes stick up and trenches across roads need filling with asphalt. Please help. Terrible neighborhood to live in due to builders' lack of responsibilities.
7. Flora Farm Road continues to deteriorate. When I bought my home it was at least somewhat smooth. They have dug into it so many times it is now a mess! It decreases the value of my property.
8. The main road coming in and out of Tinker Creek Village toward top of hill needs repair. Also there is only one way in and one way out.
9. The roads throughout the Village at Tinker Creek are in poor condition as a result of Developers unwillingness to finish them. Roads have too many uneven bumps.
10. Lived in area 3 yrs and no change in main road conditions(Flora Farm Rd) Raised manholes, gravel, bumps and uneven pavement near entrance. Bad conditions for people to use and people interested to move into area to view.
11. Developer has done a poor job with maintaining roads. The main road into this community is in poor condition (patched poorly, uneven asphalt, poor drainage, etc.) We have been here over 2 years and still no improvements.

Private Road Survey Results

Please offer any additional comments about private roads:

Stonehenge

1. No dislikes for living on a private road.
2. I greatly appreciate living on a private street and would want it no other way. Without an envelope or return postage this seems a bit much and could decrease (number of) responses. We have asked several times for the county to take them over but the county has refused.
3. I am not familiar with other private roads – Stonehenge is NOT a model for you to follow.
4. Speed signs and stop signs not regarded closely enough by drivers.
5. If you have personnel time to do such a survey, you have too many people on the county payroll with nothing to do. This is just another agenda to raise property taxes!

Brookfield Place

1. Quiet, peaceful, good neighbors. Seclusion.
2. The trash pick(up) is very bad they turn the trash can over we have to put them across the road on Brookfield and the grass is terrible. I am 82 years old and why didn't they leave the can where we were putting them at the end of Hartman Ct. where we live and we didn't have to get in the grass where bugs and ticks are. Everyone on Hartman Ct are retired and not too young. The cans are very heavy. Hope this is helping you to know what is going on. Thank you. Dorothy Neighbor.

Preserve at Two Ford

1. County should offer to help maintain or offer paving and maintenance help.

Private Road Survey Results

Please offer any additional comments about private roads:

Village at Stone Creek

1. My advice would be to have no private roads.
2. We believe there should never be private roads in this type of development.
3. Developers not held to a respectable standard and we were told these would be turned over to state. Quality of construction not this good, forcing residents to start saving for major repairs. Road laid out in one area that collects rain water, not moves it to storm drains, roads 3 1/2 years and residents have to make repairs, also the sewer lines and manholes not up to town standards so developer made to fix this problem. We get little for our high County real estate tax out here on private roads, i.e. snow removal, noise control and excessive speed without any way of enforcement

Beech Cove

1. For the most part things are good in (Beech Cove) with one exception. We have another HOLE in the road! Estimate to fix it -- \$1800. Our HOA has/will spend over \$8000 to fix the "errors" of the developers. So far! Phyllis Zorn
2. In the Building Code there should be a requirement that private roads be built to State standards.

Remaining Private Road Topics for Discussion



Grade Variation Provision

(pages 38, 39, 56)

Variations to grades may be approved by Roanoke County where evidence is provided by the applicant that steeper grades are necessary and can accommodate fire and emergency vehicles. *Grade variations may range from between 17 and 20 percent.*

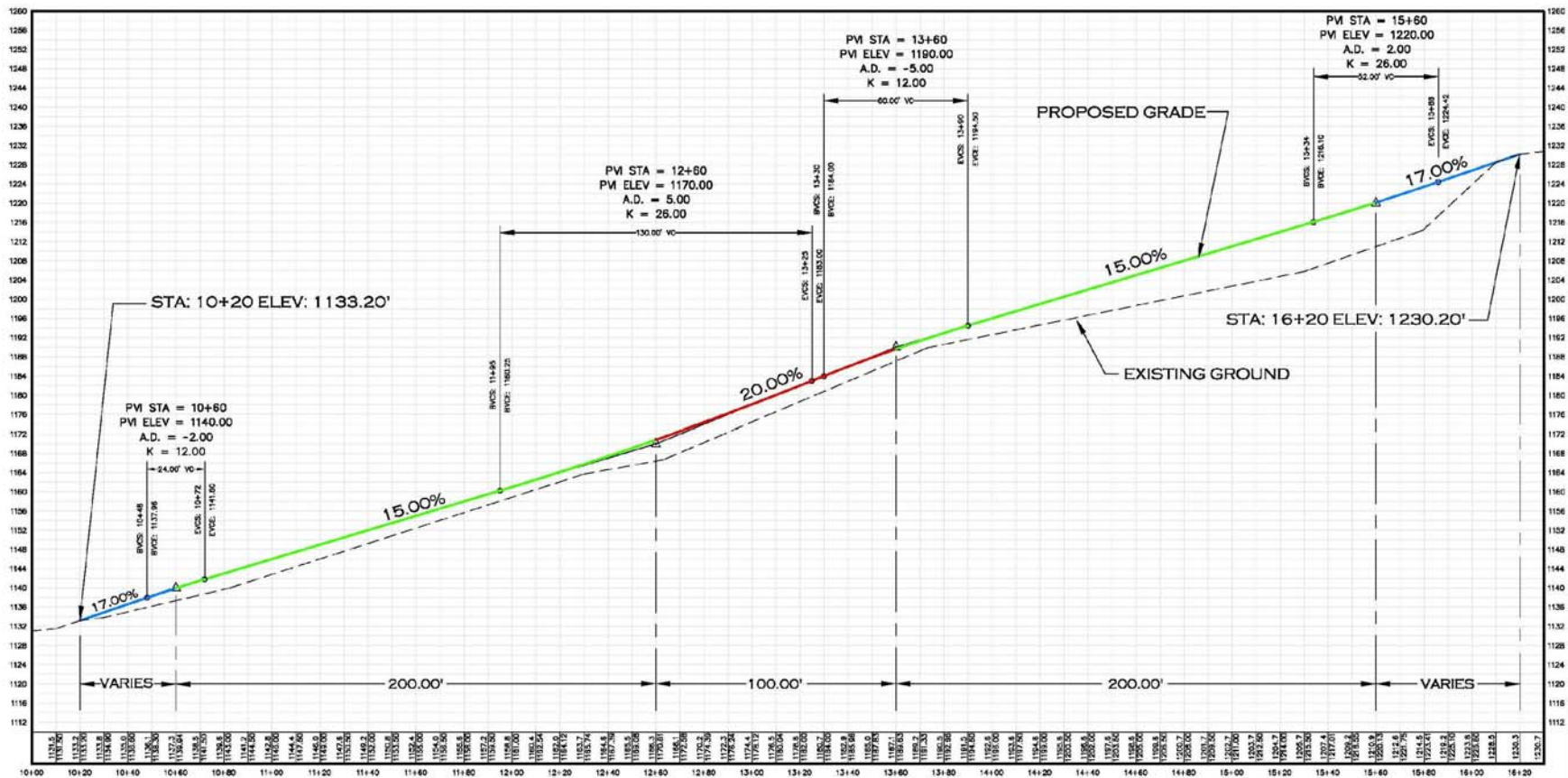
Leave in or take out grade variation provision?

Grade Variation Provision

(pages 38, 39, 56)

The length of that portion of roadway shall not exceed *100 feet* and the sections immediately preceding and proceeding that portion of roadway for a distance of *200 feet on both sides* shall have grades not greater than *15 percent*. This exception shall not be applied at fire hydrant locations.

Grade Variation Profile: As Currently Written



PRIVATE ROAD PROFILE

SCALE: HORIZONTAL- 1"=40'
VERTICAL- 1"=20'

DESIGN SPEED - 25 MPH

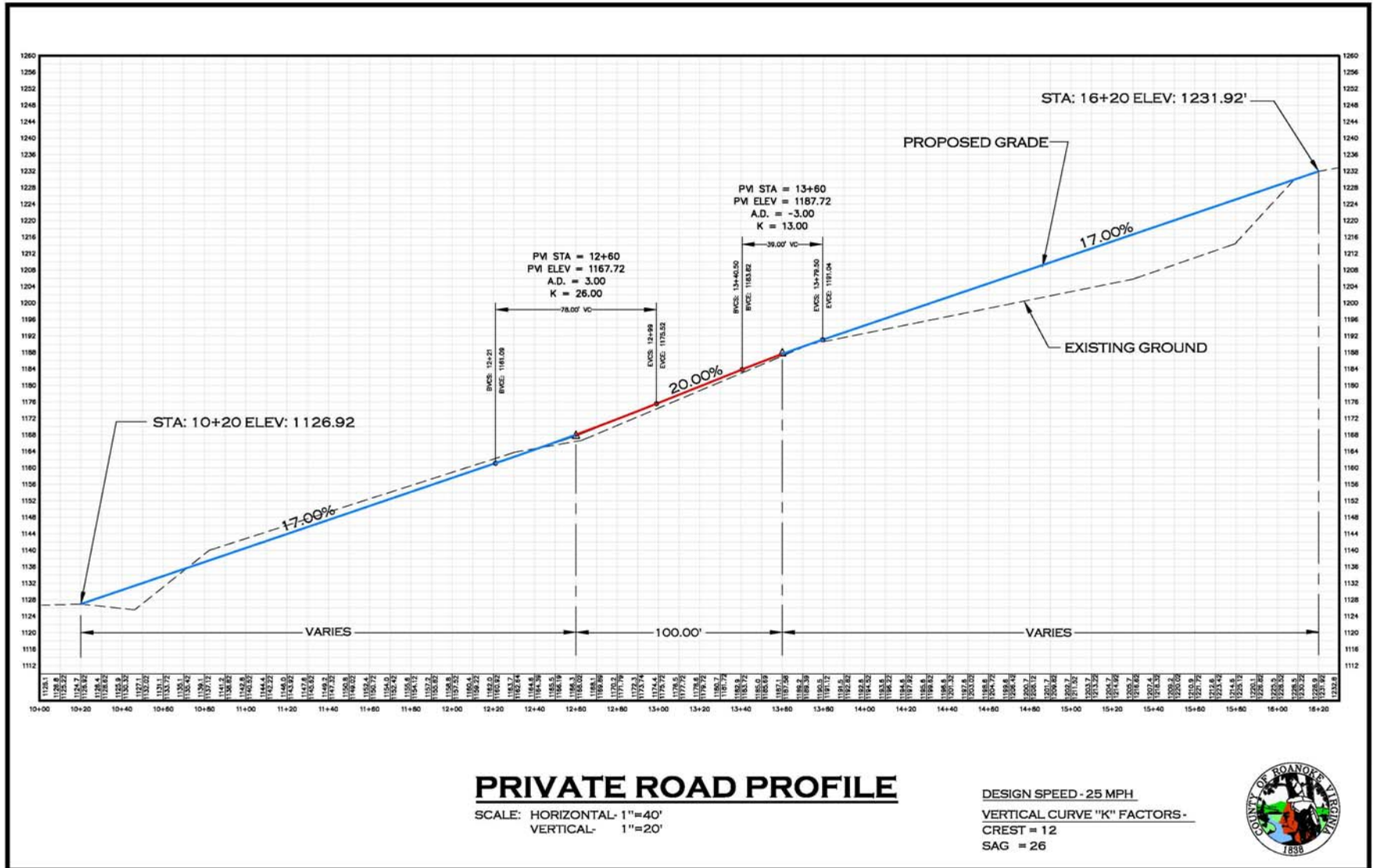
VERTICAL CURVE "K" FACTORS-

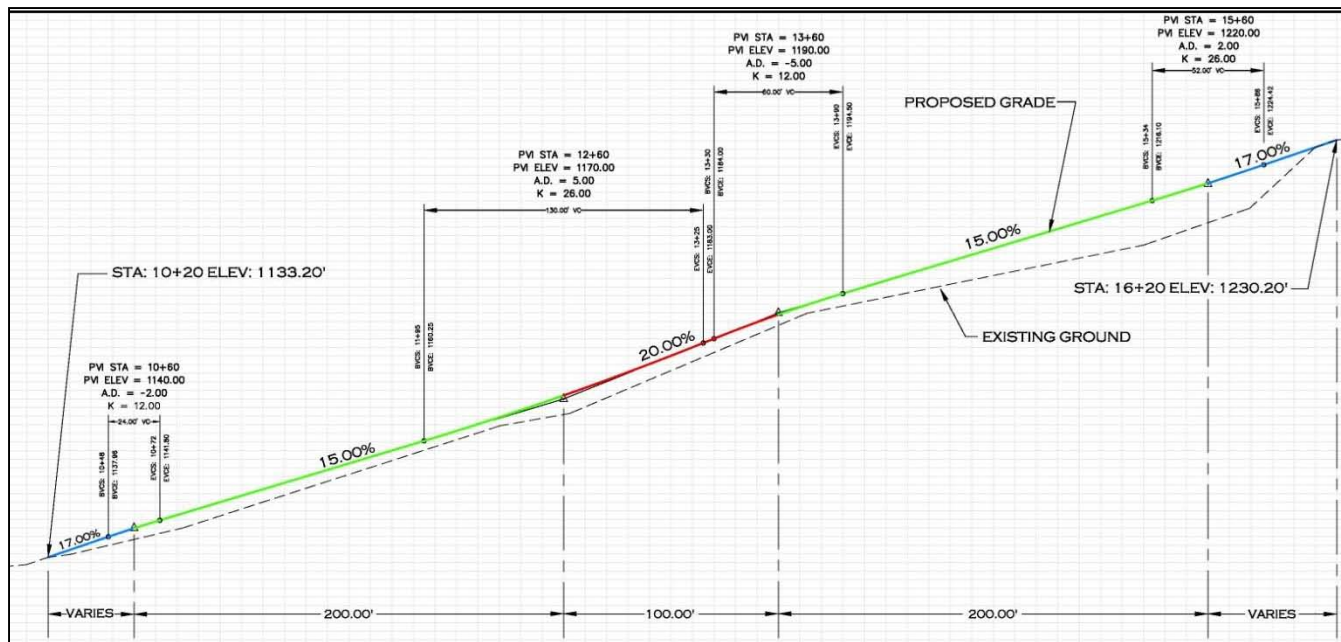
CREST = 12

SAG = 26



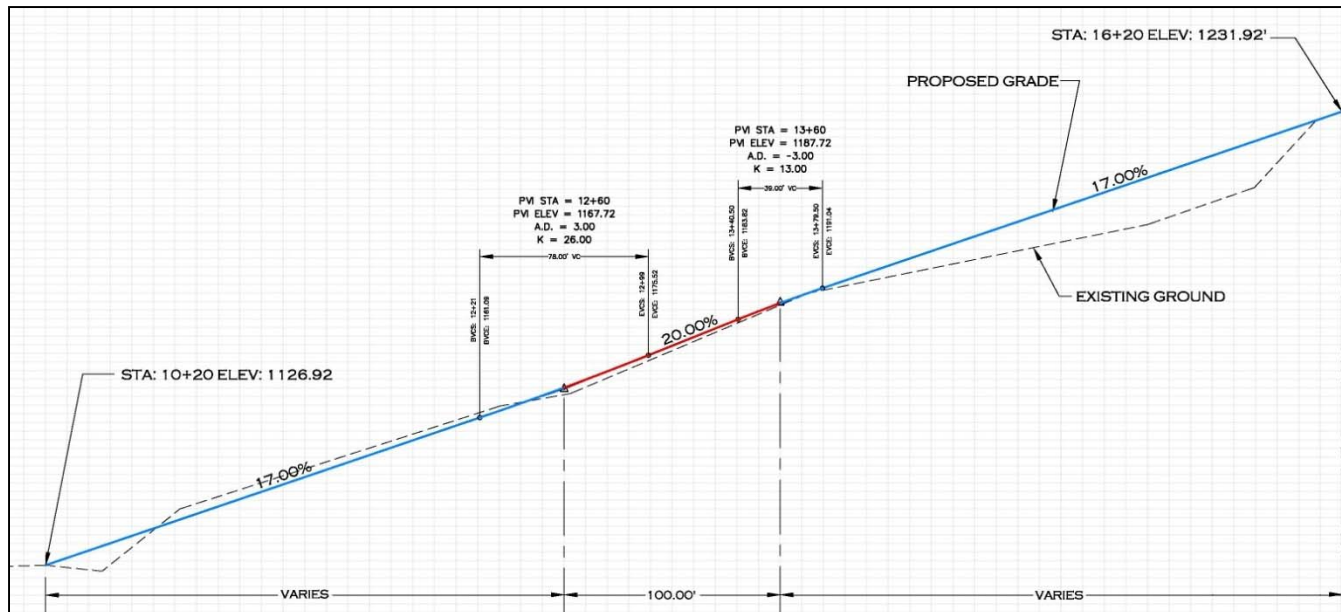
Grade Variation Profile: As Requested





As Currently Written
17% to 15% transition
to maximum 20% to
15% transition to 17%:

97 foot vertical rise



As Requested by
RRHBA Subcommittee
17% to maximum 20%
to 17%:

105 foot vertical rise

8 foot vertical rise
difference
between scenarios